



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

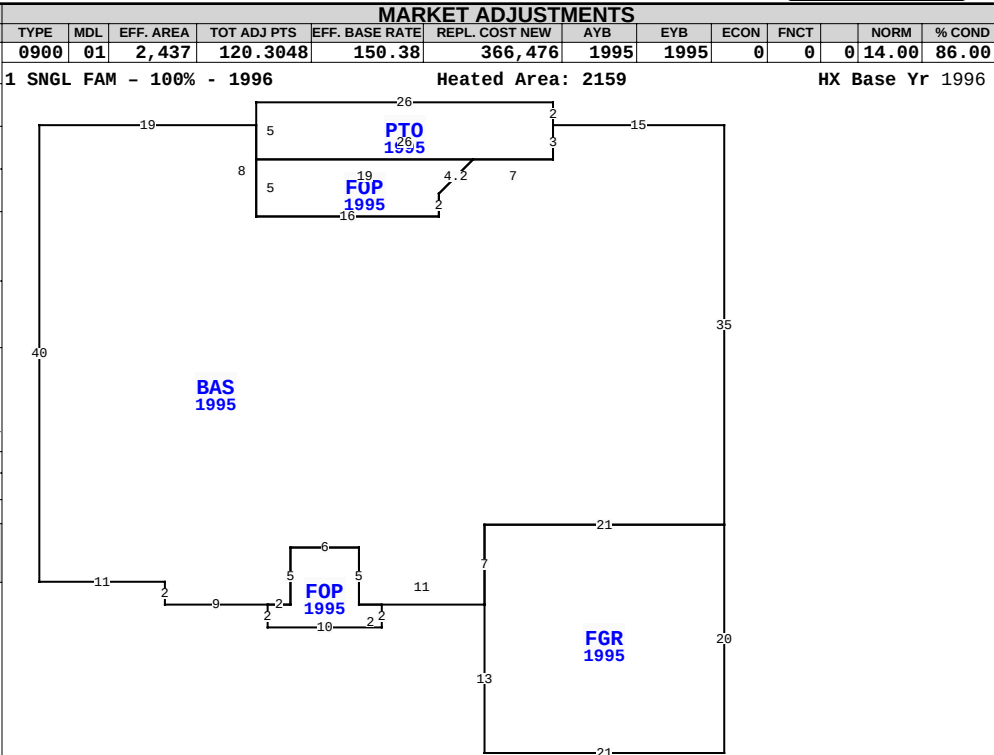
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,159	100	2,159	279,216
FGR	420	55	231	29,875
FOP	50	30	15	1,940
FOP	85	30	26	3,363
PTO	130	5	6	776

TOTALS	2,844		2,437	315,169
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0 100	0	0	772.00	SF	6.50	6.50	
3	0855	CONC PAVER	0 100	16	10	160.00	SF	10.00	10.00	
4	1076	TRELLIS A	0 100	12	8	96.00	SF	7.50	7.50	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT



2810 ATLANTIC VIEW DR, FERNANDINA BEACH

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
2	0810	CONCRETE A	0 100	0	0	772.00	SF	6.50	6.50	100	1995	1995	3	70	3,513	
3	0855	CONC PAVER	0 100	16	10	160.00	SF	10.00	10.00	100	2009	2009	3	90	1,440	
4	1076	TRELLIS A	0 100	12	8	96.00	SF	7.50	7.50	100	2009	2009	3	56	403	

TOTAL OB/XF											6,896					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	275,000.00	288,750.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		315,169	
TOTAL MARKET OB/XF VALUE		6,896	
TOTAL LAND VALUE - MARKET		288,750	
TOTAL MARKET VALUE		610,815	
SOH/AGL Deduction		375,974	
ASSESSED VALUE		234,841	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		184,841	
TOTAL JUST VALUE		610,815	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		596,981	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122334	HV/AC 5 TON REPLA	5,879	11/19/2012
20121115	RE-ROOF W/LIFETIM	12,000	06/13/2012
959295	NEW CONSTR	129,374	09/14/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0747/0736	12/28/1995	WD	Q	I		152,700

GRANTOR: CENTEX REAL EST CORP
GRANTEE: RABANT DUANE & SHAR

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=1995] W15 PTO=[YR=1995] N2 W26 S5 FOP=[YR=1995] S5 E16 N2 R3 U3 W19\$ E26 N3\$ S3 W7 D3 L3 S2 W16 N8 W19 S40 E11 S2 E9FOP=[YR=1995] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 FGR=[YR=1995] S13 E21 N20 W21 S7 \$ N7 E21 N35 \$.